075.0	0003	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,136,200 /	1,136,200
					USE VALUE:	1,136,200 /	1,136,200
					ASSESSED:	1,136,200 /	1,136,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
363		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VICKERS SUSAN
Owner 2:	FONDO CLINT
Owner 3:	
Street 1:	363 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VICKERS SUSAN -
Owner 2:	-
Street 1:	363 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .368 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 3941 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16042.000	555,400	13,000	567,800	1,136,200
Total Card	0.368	555,400	13,000	567,800	1,136,200
Total Parcel	0.368	555,400	13,000	567,800	1,136,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.30 | /Parcel: 288.30

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 47452

GIS Ref

GIS Ref

Insp Date 03/16/09

!6269!

PREVIOUS ASSESSMENT

Parcel ID 075.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	555,400	13000	16,042.	567,800	1,136,200		Year end	12/23/2021
2021	101	FV	538,600	13000	16,042.	567,800	1,119,400		Year End Roll	12/10/2020
2020	101	FV	538,500	13000	16,042.	567,800	1,119,300	1,119,300	Year End Roll	12/18/2019
2019	101	FV	660,600	20500	16,042.	567,800	1,248,900	1,248,900	Year End Roll	1/3/2019
2018	101	FV	660,600	20500	16,042.	486,700	1,167,800	1,167,800	Year End Roll	12/20/2017
2017	101	FV	660,600	20500	16,042.	454,200	1,135,300	1,135,300	Year End Roll	1/3/2017
2016	101	FV	660,600	20500	16,042.	389,300	1,070,400	1,070,400	Year End	1/4/2016
2015	101	FV	615,000	20800	16,042.	348,800	984,600	984,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:36:53

LAST REV

Date	Time
12/17/19	08:54:33
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6269

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VICKERS SUSAN,	72429-299	1	4/8/2019	Convenience	1	No	No		
GREELEY KEVIN F	71403-67	1	7/31/2018		1,045,000	No	No		
BEDRICK STEVEN	32808-454		5/4/2001		850,000	No	No		
BURGESS BEVERLY	26089-446		2/29/1996		363,000	No	No		Y

USER DEFINED

Prior Id # 1:	47452
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2019	861	Porch	10,000	C				
11/15/2013	1688	Re-Roof	5,600	C				
3/11/1997	94	Manual	5,000					NEW SLATE ROOF
3/27/1996	82		20,000					REM KIT AND 3 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2013	Info Fm Prmt	EMK	Ellen K
3/16/2009	Meas/Inspect	189	PATRIOT
8/2/2001	MLS	MM	Mary M
10/21/1999	Meas/Inspect	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16042		Sq. Ft.	Site		0	70.	0.51	4			Med. Tr	-10					567,791						567,800	

Total AC/HA:	0.36827	Total SF/SM:	16042	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	567,791	Spl Credit		Total:	567,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.04969549
Const Adj.:	1.01479697
Adj $ / SQ:	138.480
Other Features:	120500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	804989
Depreciation:	249547
Depreciated Total:	555443

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

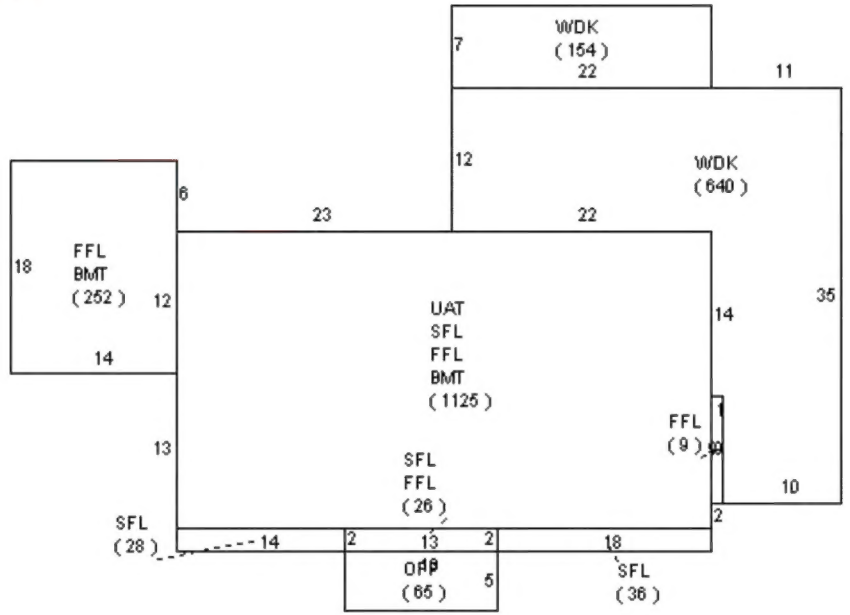
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.18
Special Features:	0	Val/Su Net:	107.97
Final Total:	555400	Val/Su SzAd	211.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,412	138.480	195,533
BMT	Basement	1,377	61.800	85,094
SFL	Second Floor	1,215	138.480	168,253
WDK	Deck	794	7.370	5,849
UAT	Upper Attic	281	96.940	27,263
OFP	Open Porch	65	42.500	2,763

Net Sketched Area:	5,144			Total:	484,755
Size Ad	2627	Gross Area	5988	FinArea	3941

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

075.0-0003-0003.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1916	21.25	T	40	101			5,100			5,100
12	Pool-Gunite	D	Y	1	16X34	A	AV	1975	22.53	T	35.2	101			7,900			7,900
2	Frame Shed	D	Y	1	6X8	A	GD	1999	0.00	T	12	101						

More:	N	Total Yard Items:	13,000	Total Special Featues:		Total:	13,000

IMAGE

AssessPro Patriot Properties, Inc